PP APPROVAL RECORD

Planning Permission

Survey 227

Nemmeli

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

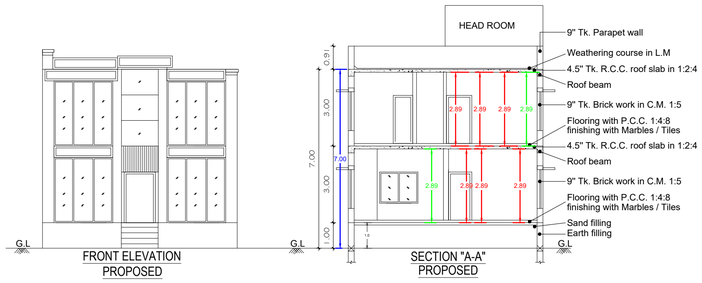
hello@verified.realestate

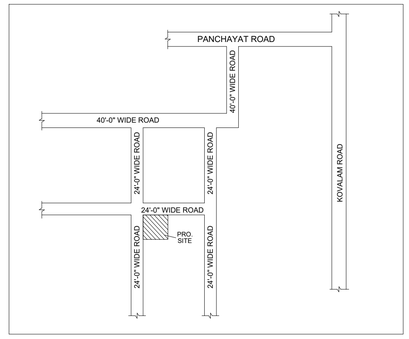
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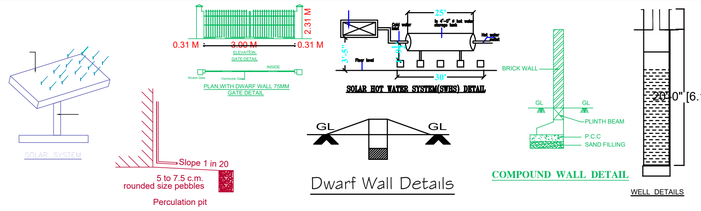
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING OF GROUND FLOOR & FIRST FLOOR AT PLOT NO. 11, IN OLD S.NO. 223/5 PART,223/6A PART,227/1 PART & 227/2, NEW S.NO.223/1B & 227/1E, AS PER PATTA S.NO : 223/1B & 227/1E, PATTA NO : 4133, ROYAL MAJESTIC COMPOUND, NEMMELI VILLAGE, THIRUPORUR PANCHAYAT UNION, THIRUPORUR TALUK & CHENGALPATTU DISTRICT - 603 104

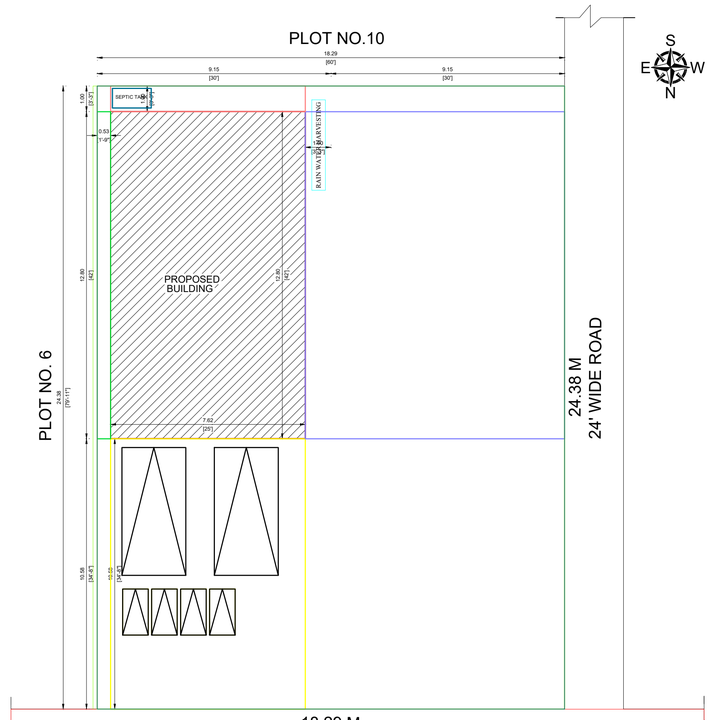
Applicant Name : Mr.C.Gnanavelu

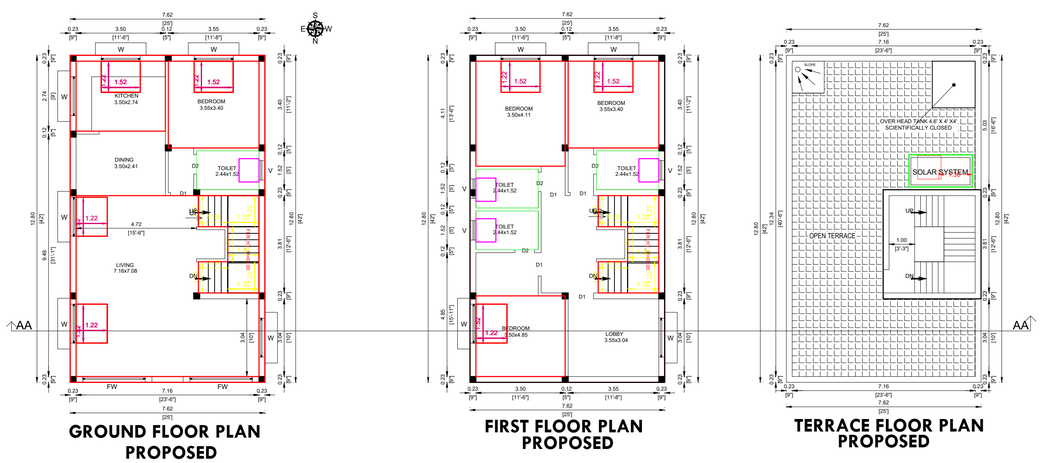




KEY PLAN
NOT TO SCALE







SPECIFICATIONS

1. SAND FILLING IN FOUNDATION 150 MM THICK
2. P.C.C 1:4:8 USING 40MM HBG METAL FOR
3. R.C.C 1:2:4 USING 20MM HBG METAL FOR FOUNDATION& BASEMENT

FOLLOWING WORKS

A)COLUMNS

C)LINTELS,LOFT,SUNSHADE

4. PLASTERING IN C.M 1:4 12MM THICK
5. BRICK WORK IN C.M 1:5 USING ICLASS CHAMBER BURNT BRICKS
6. WEATHERING COURSE WITH B.J.C TOP FINISHED

JOINERY		SIZE(m)
RS	Rolling Shutter	1.83 X 2.43
D	DOOR	0.91 X 2.10
D1	DOOR	0.76 X 2.10
W	WINDOW	1.37 X 1.22
V	VENTILATOR	0.61 X 0.61

COLOUR INDEX

PROPOSED BUILDING

PLOT BOUNDARY

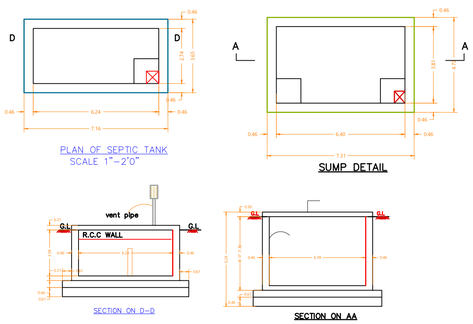
STAIR CASE DETAILS

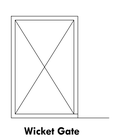
DOGLEGED STAIR CASE
RAISER - 150 mm, TREAD - 250 mm
WIDTH - 912 mm

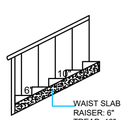
AREA DETAILS	Sq.ft	Sq.m
PLOT AREA(AS PER DOC)	4800.00	445.93
PLOT AREA(AS PER SITE)	4801.72	445.91
PLOT AREA(AS PER PATTA)	20365.48	450.00
GROUND FLOOR AREA	1049.92	97.54
FIRST FLOOR AREA	1049.92	97.54
HEAD ROOM AREA	175.99	16.35
TOTAL PROPOSED AREA	2099.84	195.08
OPEN AREA	3749.85	348.37
PLOT COVERAGE	22 %	
F.S.I	0.44	

Owner Signature

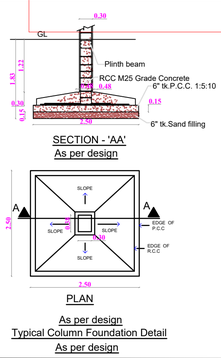
QR Code

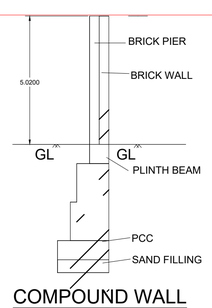



Wicket Gate



STAIR CASE DETAILS





Er.S.NANDHAKUMAR,D.C.E,B.Tech(Civil)
REGISTERED ENGINEER
CORPORATION OF CHENNAI, GR-II REG.No:RE204232025
CMDA REG. No:RE/II/2024/6/0168
DTCP REG. No:TVLR/RE/GR-I/2024/09/029
LAKSHANYA HOMES
No:435/8, 1st Cross Street, Kamaraj Nagar,
K.H.Road, Ennore, Chennai-600 057.
Ph: 9551135682, 9486443682

Registered Engineer

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.